

**CITY OF WEST DES MOINES  
DEVELOPMENT AND PLANNING  
CITY COUNCIL SUBCOMMITTEE MEETING  
Training Room**

Tuesday, September 6, 2016

**Attending:**

Council Member John Mickelson  
City Manager Tom Hadden  
City Engineer Duane Wittstock  
Principal Engineer Ben McAlister  
Finance Director Tim Stiles  
Fire Marshal Mike Whitsell  
Director of Dev Services Lynne Twedt

Development Coordinator Linda Schemmel  
Chief Building Inspector Rod VanGenderen  
Planner Brian Portz  
Deputy City Manager Jamie Letzring  
Fire Chief Craig Leu

The meeting of the Development and Planning City Council Subcommittee was called to order at 7:30 a.m.

**1. Della Vita PUD**

Development Coordinator Schemmel explained that this item relates to the building separation issue that the Subcommittee has been discussing. A developer would like to move forward implementing the newly identified separation requirements which are not yet part of the adopted City Code. Staff anticipates that it may take several weeks to process the amendments due to all of the code sections affected. Rather than having the developer wait for the changes to go into effect, staff recommends that the change in building separation standards be implemented with a PUD for this property. This project is a good example of how the proposed building separation requirements would be implemented and demonstrates that reduced building separations would not necessarily increase density to the point where it would exceed the maximum allowed per the zoning. The project site design results in five (5) dwelling units per acre even though they may have up to 12 dwelling units per acre in a medium density zoning district.

Council member Mickelson indicated that he did review Ms. Twedt's email and if he is understanding correctly, the changes that the applicant is requesting would be consistent with the proposed amendment and is acceptable to staff. Staff replied affirmatively.

*Direction: Council member Mickelson is in agreement with staff's recommendation to allow the developer to initiate establishment of a PUD to address building separation requirements consistent with an upcoming code amendment.*

**2. Mobile Food Units on Public Property**

Director Twedt summarized the recent code amendment related to food trucks being allowed on private property. With the adoption of that amendment, the City Council recommended that staff explore allowing food trucks on public property. Staff has received requests to allow food trucks on public property, primarily in the Valley Junction district. Director Twedt indicated that she communicated with City department heads asking for a list of pros and cons regarding allowing trucks on public property and provided an overview of those results. At this time the cons presented outweigh the pros. Staff is recommending that food trucks on private property be allowed to operate for a period of time to see what issues arise, and then determine whether the city should open up food trucks on public property.

Council member Mickelson asked if the mobile trucks would be seasonal.

Director Twedt replied that they would expect to see more in the warm weather months versus the winter months but wouldn't be shocked to see them in winter as well. Staff questions allowing them in the Valley

Junction area as they have recently finished the Historic West Des Moines Master Plan study which indicates a desire for more brick/mortar restaurants. Allowing a mobile food truck in that area would seem counterintuitive when trying to encourage restaurants in that area. Staff also has concerns with Valley Junction in controlling where they park, which store front is designated as being blocked, etc. Staff is not convinced that we will see the trucks in areas other than City parks or the Valley Junction area. Staff would like to track mobile food trucks on private property for an entire season and then determine how well they're operating, following established regulations set by staff, etc. and go from there.

Council member Mickelson indicated that in general he has no objection to the mobile food trucks and understands the rationale but would like to see them be allowed on private property for 6-9 months and then have a report back from City staff.

Director Twedt noted that staff is agreeable to revisiting the issue with the subcommittee in 2017. She clarified with Fire Marshal Whitesell that the amendments to the Fire Code regarding mobile food trucks would be approved in about a year's time, to which he confirmed.

Council member Mickelson asked for the Fire Department's concern regarding food trucks.

Fire Marshal Whitesell reported that their concerns mainly deal with enforcement and inspection of them. Several metro cities have mobile food trucks and with West Des Moines following suit it will make it easier to regulate them. If the city of Des Moines signs off on the permit, then West Des Moines would utilize that signature as well.

Director Twedt clarified that the applicant would still need to come in as part of the permit as the signature from the City of West Des Moines would need to be a part of our permit.

Fire Marshal Whitesell added that this procedure is used with other events City wide so mobile food trucks would be treated in the same manner.

*Direction: Council member Mickelson would like to establish a trial run of the food trucks on private property for a period of one (1) year before revisiting allowing them in public areas.*

### **3. Buffers Along Mills Civic Parkway**

Development Coordinator Schemmel explained that when Mills Civic Parkway was established and alignment was determined, in conjunction with the discussion of the City/School Campus, a decision was made to implement a 60 foot buffer along both sides of Mills to give it the feel of a parkway. At the time that the west side of the interstate was developed (Jordan Creek Overlay District), the 60 foot buffer was continued. The Wells Fargo and Athene developments did not include the 60 foot buffer easement, although both sites currently provides it via their site design. Jordan Creek Town Center provides a 50' buffer along Mills Civic. A 50 foot buffer has been established as part of the Bridgewood PUD that borders Mills Civic Parkway and a standard 30 foot buffer easement along Mills is included in the former Michael's Landing development. Current language in the Comprehensive Plan indicates that major corridors should have a buffer incorporated along the roadway it but it is not mandatory. Staff's question is if there would be a desire to continue the 60 foot or 30 foot buffer along the corridor to continue a parkway ambience.

Council member Mickelson was of the understanding that more office than residential was being considered for that area.

Development Coordinator Schemmel answered that the original land uses were anticipated to be mostly residential with pockets of commercial. As the City develops further west, there is more pressure to change to higher intensity uses.

Director Twedt referred to several areas along Mills Civic that are anticipated to be developed as office and commercial. She did note that the buffer along the Galleria development does assist in softening the area and indicated that staff has not received any push back from the retailers in having the 60 foot buffer there.

Council member Mickelson asked if the buffer requirements would be handled retroactively.

Director Twedt responded that it would be for those developments moving forward. Athene and Wellmark are already platted but do not have a buffer required. As land is being platted, the buffer requirement would come into play. Staff has been indicating to applicants at pre-application meeting that a buffer should be implemented along Mills Civic Parkway.

Assistant City Manager Letzring inquired if staff has received any push back from businesses regarding continuity of building facades.

Director Twedt indicated that other than B-Bops wanting a blue roof and awning, no. She noted that the existing developments along Mills Civic were aware of the buffer requirement when they considered developing. From staff's standpoint, a 60 foot buffer requirement is preferred as it provides more green space feel and softens the hard pavement expanse of the road and parking/buildings being close to the road.

Council member Mickelson indicated that he is agreeable to having a 60 foot buffer along Mills Civic Parkway and would be open to revisiting the issue if that requirement results in the land becoming undevelopable.

Director Twedt added that staff's intent is to obtain the screening and softening with flexibility to modify the requirement if needed.

Assistant City Manager Letzring asked if Fareway would need to abide by the 60 foot buffer requirement.

Director Twedt replied that staff will review their master plan when it is submitted and determine such at that time, but they are aware of buffering and mitigation requirements. There could potentially be issues with smaller existing residential lots along Mills Civic wanting to provide the 60 foot buffer requirements.

*Direction: Staff will create language regarding the buffer requirement.*

**4. Upcoming Projects – A map was provided with a brief description of each provided by the case planner.**

- a. B-Bops – Galleria (6135 Mills Civic Parkway): Construction of a 2,100 sq. ft. restaurant with drive-thru and related site improvements (OSP-003180-2016). Property is located north of Ethan Allen on Mills Civic Parkway. Proposed architecture as submitted does not meet the Quasi-Mediterranean design of the Galleria development and staff will be meeting with them at the end of this week to discuss the architectural features. Applicant was informed at the pre-application stage that the building design they were proposing would not be compatible with the Galleria Specific Plan requirements. Per the recent Galleria PUD Amendment, the site will be allowed signage on the monument sign in front of the Red Robin restaurant. The building will have one (1) drive-thru with inside seating.
- b. Plat 8, Lot 2 Galleria (6305 Mills Civic Parkway, Building 4000): Construction of a 5,000 sq. ft. retail building for two restaurants, one with a drive-thru (OSP-003179-2016). Property is located east of the retail building containing Starbucks and west of Red Robin. There are no issues with traffic allocation but there is an issue with site circulation. The parking provided exceeds City Code, resulting in some conflicts with site circulation. Staff is assuming the excess stalls coincide with private agreements for minimum number of stalls to be provided. There are shared drives located in the front and rear of the property to facilitate movement through the area.

- c. Park 88 (NE corner of EP True & 88<sup>th</sup> Street): Platting and site plan for the development of 48 townhomes and 111 apartments (PP-003187-2016/SP-003188-2016). The property is bordered by E. P. True Parkway, 88<sup>th</sup> Street, and Cody Drive. An apartment building is proposed on the south side with townhomes. The same type of development is also being proposed for the north side of Cody Drive. Developer is Lloyd Companies based out of Sioux Falls. The property is zoned high density residential.
- d. Jordan West: Construction of right-in access drive off Jordan Creek Parkway (OSP-003183-2016). Proposal is for a right-in entrance to connect to the north/south drive. The drive is located adjacent to the proposed Kum & Go.
- e. Delavan Townhomes (150 S 26<sup>th</sup> Street): Platting of 16 lots for construction of attached townhomes within 3 buildings (PP-003072-2016/SP-003073-2016). This proposal will be reviewed at the City Council meeting tonight. One of the discussions at a neighborhood meeting was in regard to the design of the townhomes. Staff has worked closely with the developer and believes the proposed design is compatible with the character of the neighborhood.

## **5. Minor Modifications**

- a. Polo Club (6201 EP True Parkway): Fencing of dog park area (MML1-003193-2016)
- b. Prairie Creek Villas (8610 EP True Parkway): Installation of privacy fence along western boundary of development (MML1-003198-2016)
- c. Morningstar Senior Housing (525 S. 60<sup>th</sup> Street): Move building 7' south, add 1,240 sq. ft. of service areas (no increase in number of resident rooms) and façade modifications (MML1-003199-2016)

## **6. Other Matters**

A brief welcome was held for Ed Wallace, the new Director for the West Des Moines Chamber of Commerce.

The meeting adjourned at 8:22 a.m. The next regularly scheduled Development and Planning City Council Subcommittee is September 19, 2016.

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Linda Schemmel, Development Services Coordinator

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Michelle Riesenbergs, Recording Secretary